

**MINUTES OF THE COTTONWOOD HEIGHTS CITY
PLANNING COMMISSION MEETING**

Wednesday, February 19, 2014

6:00 p.m.

**Cottonwood Heights City Council Room
1265 East Fort Union Boulevard, Suite 300
Cottonwood Heights, Utah**

ATTENDANCE

Members Present:

Gordon Walker, Janet Janke, Paxton Guymon, James Jones, Joseph Demma, Jeremy Lapin

Excused:

Perry Bolyard, Lindsay Holt-Tofte, Dennis Peters

Staff Present:

Senior Planner Glen Goins, Associate Planner Mike Johnson

Others Present:

Spencer Topham, Nancy Dahill, Woody Noxon, Geoff Goodfellow, Paul Shaw, Marty Plunkett, JoAnn Merrill, Alona Holm, Ronald Johnson, Lynne Kraus, Richard Schmitt, Verl Buxton, Sylvia Bennion, Russ Bringham, Dan Bentley, Brenda Moore, Carolyn Wold, Dennis Iverson, Jeff Barken, Michael Egan, Gil Salinas, Greg Ward, Anne Zeigler, Brent Howcroft, Doug Welch, Julie Daily, Ken Kiss, Sherry Sorenson

BUSINESS MEETING

1.0 WELCOME/ACKNOWLEDGEMENTS

Chair Gordon Walker called the meeting to order at 6:00 p.m.

2.0 CITIZEN COMMENTS

Verl Buxton expressed concerns about parking on Canyon Racquet Drive.

3.0 PUBLIC HEARINGS

3.1 (Project #GPA 14-001) Public Comment on a request from Paul Shaw Building Group for a general plan amendment to the properties at 2489/2495 East Creek Road

Senior Planner, Glen Goins, presented the Paul Shaw Building Group general plan amendment located at 2489/2496 East Creek Road as detailed in the staff report. He stated that the request is for a general plan amendment only and not an amendment to zoning. Staff recommends approval of the request.

Chair Walker opened the public hearing for comment.

Russ Springhurst expressed concern regarding sewer lines connections from Creek Road.

Greg Ward raised questions to the pros and cons included in the recommendation.

Mr. Goins clarified that they include the changes that may be made to mass transit, which is a need that has to be addressed.

Dan Bentley asked if the project will be gated, the number of proposed lots, and the projected dates of construction.

Commissioner Guymon stated that the request is to change the zoning map and not a request to change zoning. All other details will be presented during each step of the approval process.

Gil Salinas expressed opposition to the proposed amendment request. He feels it will cause overcrowding.

Brenda Moore expressed concern with the proposed density. She is of the opinion that it would be too congested.

Paul Shaw of Shaw Building Group detailed surrounding and comparable developments to those of the proposed project.

Clayton Wilkinson, a realtor, stated that home buyers want less property, new homes near the golf course, and a gated community. It is his opinion that this project will be aesthetically pleasing to the neighborhood.

Jack Brown expressed opposition to the density of the proposed development.

There were no further comments. The public hearing was closed.

3.2 (Project #ZMA 14-001) Public Comment on a request from Michael Wright, Predico Properties to change the zoning and amend the zoning map from RR-1-21 to Residential Office (RO) on the property located at 7900 S Highland Drive, Cottonwood Heights, UT, Parcel #22-34-102-002

Associate Planner, Mike Johnson, presented the proposed request from Michael Wright, Predico Properties, to change the zoning and amend the zoning map. Staff suggests the Planning Commission recommend approval to the City Council.

John Tebbs was present on behalf of the applicant Michael Wright. He stated that the request would allow for two small, residential-looking medical buildings.

Chair Walker opened the meeting to public comment.

There were no public comments. The public hearing was closed.

3.3 (Project #CU 13-011) Public Comment on a request from Kenny Nichols, Think Architecture, for conditional use approval of the master development plan/site plan for a new mixed use project on 10.89 acres at 7359 South Wasatch Boulevard (south of Fort Union Boulevard)

Chair Walker stated that this item is still open for public hearing following a continuation from the previous meeting.

Mr. Goins presented the staff report and stated that the applicant is Kenny Nichols from Think Architecture, located at 7359 South Wasatch Boulevard. He stated that the project includes an administrative office building in excess of 10,000 square feet, a public parking garage, and the addition of a third story to the proposed building. In conjunction with the plan and the overall master plan approval, site plan approval was applicable to the southern building only and a pertinent parking structure.

Mr. Goins clarified that the request is not for development approval with this application. The site plan approval for the office building serves as part of the master development plan. There would be a development that would be agreed upon and ultimately become an adopted part of the plan. A written development agreement will be entered into with the developer and the City.

Chair Walker requested the Planning Commission weigh in on the agreement. He recommends the vote be postponed until that is determined.

Chair Walker suggested a better form of communication with the Planning Commission and Architectural Review Commission be established and the Planning Commission are given full access to Architectural Review Commission's work in order to have a better understanding of the project.

Chris McCandless addressed parking on Canyon Racquet Club Drive and stated that the development will support no street parking. He stated that the bridge and trail system will be removed from the design based on citizen and community concerns.

Commissioner Janke thanked Mr. McCandless for clarifying several issues and appreciates the fact that he has listened to the public comment.

Chair Walker opened the meeting to public comment.

Woody Noxon expressed concern with the overall height of the building. He urges the Commission to visualize a wall of buildings that measure 50% higher than the La Caille sign.

Sylvia Bennion requests a formal plan for a transition area between the construction along Wasatch Boulevard and the homes in her neighborhood that abut the west edge of the property. She recommends the hotel height be restricted to three stories and assure any structures along the west side of the project be designated at no more than two stories with no conditional use allowed.

Mark Maclus, representing CH Voters, suggests the zoning details be clarified in order to minimize confusion. He expressed the desire to see a master plan for the entire space. It was requested that the ARC include in their design certificate a process to address the potential expansion of known faults to the west. He is of the opinion that the more restrictive zone takes precedence.

Mike Leegan stated that the project directly affects the quality of life of himself and his tenants. The amount of commercial traffic on a residential road is also of concern.

Lynne Kraus stated that the existing zoning should remain as is with no conditional use.

Richard Schutt, representing Wasatch Haven Court, raised questions about the safety and security of the parking structure. Pedestrian walkway details were discussed.

Verl Buxton expressed concern regarding traffic entering the proposed project onto Wasatch Boulevard.

Alona Holm stated that she previously requested a traffic study be conducted. The traffic study was completed in August and does not show an accurate traffic count during the ski season.

There were no further comments. The public hearing was closed.

4.0 ACTION ITEMS

4.1 Approval of December 4, 2013 and January 15, 2014 Minutes

Motion: Commissioner Jones moved to approve the minutes of December 4, 2013. The motion was seconded by Commissioner Demma. Vote on motion: Jeremy Lapin-Aye, Janet Janke-Abstain, Paxton Guymon-Abstain, James Jones-Aye, Joseph Demma-Aye, Chair Gordon Walker-Abstain. The motion passed unanimously with three abstentions.

Motion: Commissioner Janke moved to approve the minutes of January 15, 2014. The motion was seconded by Commissioner Jones. Vote on motion: Jeremy Lapin-Aye, Janet Janke-Aye, Paxton Guymon-Aye, James Jones-Aye, Joseph Demma-Abstain, Chair Gordon Walker-Abstain. The motion passed unanimously with two abstentions.

4.2 Action to Elect a New Vice Chair

Motion: Commissioner Janke moved to elect Paxton Guymon as Planning Commission Vice Chair. The motion was seconded by Commissioner Demma. Vote on motion: Jeremy Lapin-Aye, Janet Janke-Aye, Paxton Guymon-Aye, James Jones-Aye, Joseph Demma-Aye, Chair Gordon Walker-Aye. The motion passed unanimously.

5.0 ADJOURNMENT

Motion: Commissioner Lapin moved to adjourn. The motion was seconded by Commissioner Jones and passed unanimously on a voice vote.

The Planning Commission meeting adjourned at 7:31 p.m.

Minutes approved: 03/05/2014